

FULL NAME	DUTY TO COOPERATE	LEGALLY COMPLIANT	SOUND	WHICH PART	WHICH PARAGRAPHS	WHICH POLICY	WHICH POLICY MAP	WHICH DIAGRAM	WHICH TABLE
Mrs Leesa J. Smith	No	No	No	Paragraph	H20				

WHY PLAN NOT SOUND	MODIFICATIONS	HEARINGS	HEARING SESSIONS
<p>Ref: HS20</p> <p>I do not consider that the residents of Parklands Drive had all of the relevant information to be able to comment on the local plan during the previous consultations.</p> <p>The local plan states that HS20 is land off Beacon Road so I, along with my neighbours, had reasonably assumed that access would be from Beacon Road. I have lived on Parklands Drive for over 30 years and have always known that eventually the land behind my property would be used for housing however at no time envisaged, or was led to believe, that access would be from Parklands Drive therefore did not raise my objects during the initial consultation period.</p> <p>In December 2020, a year after the consultation, the developer purchased 3 properties on Parklands Drive (numbers 67, 69 and 71). The occupants of these properties were advised by the developers agent that the intention was to demolish numbers 67 and 69 to create an access road to the land behind and that number 71 would be used as a site office for the duration of the build. Therefore access being from Parklands Drive is very different to what was expected from the local plan hence no objection being made before now.</p> <p>My objections regarding the access from Parklands Drive are:</p> <ul style="list-style-type: none">- Parklands Drive is unsuitable for the additional traffic that would be generated (potentially another 60+ cars using a quiet residential street)- Parklands Drive is already too narrow for current traffic with many parked cars up and down the street which already sometimes hinders the emergency services- There is a 90 degree bend at the bottom of Parklands Drive with poor visibility resulting in regular near misses <p>The access road would be extremely close to the properties that boarder it resulting in loss of privacy and security together with increased pollution for those residents.</p> <p>- Children have always been able to play safely with their friends in the street using the grass verges adding to the sense of community in the area; this would not be able to continue with the additional traffic.</p> <p>Also there is a risk that any disturbance could resurrect the smell that was previously created by rotting land fill and the area in and around the site is known to have bats, badgers, deer and great crested newts.</p>	<p>Previous attempts to develop the land, by gaining access from Cross Hill Lane or Beacon Road were rejected on highway grounds. Beacon Road is a much wider road than Parklands Drive and more able to cope with any additional traffic if access from Beacon Road is unacceptable, then access from Parklands Drive would be even worse. Also there are no properties on the Beacon Road boundary of the land therefore the demolition of perfectly good family houses would not be required.</p> <p>In conclusion I would like to request that Site HS20 is removed from the draft local plan for the reasons above or a restriction added to prevent access being gained from Parklands Drive.</p>	<p>No</p>	